

REAL ESTATE MEETS MIDSUMMER LULL

Transactions for the Week Show Usual Effects of Hot Weather.

NEVERTHELESS THE BUSINESS WAS FAIR

The Renters Having All They Can Do, and Dullness Would Be a Godsend to Them. Great Activity Continues in the Suburbs.

The men who deal in real estate, or who have been trying to deal in it for the past week, at last begin to realize that the long expected midsummer dull season is at hand. The total of actual sales since Monday morning last furnish all the needed evidence of this fact. The aggregate of sales for the week were something under \$100,000—not very much under it, but less anyhow.

Messrs. Pollard & Bagby probably did the largest business of the week, but their total of sales includes some deals that have been on the string for some time, and were counted the past week because they were finally closed up during those days.

Other agents report a few good sales, but the best of them were transactions that have been hanging fire for some time, and it is only by a stretch of imaginative figures in the winding up days that they are permitted to be recorded as last week's deals.

House Renters Busy.

The Richmond agencies, almost without exception, are renters, as well as dirt buyers and sellers, and they have for at least ten days past, been giving more attention to rental matters than to efforts to effect sales. As the days wear away on towards September, people who live in rented houses, and have for the present no brighter prospect, have been doing not a little hustling. Many of them have wanted to make changes and would have done so if they could; some have made changes anyhow, and yet others are still trying. The result of all this is that the rental agents have been kept exceedingly busy, even if this is generally regarded as a dull season with the real estate men.

Well Attended Auction Sales.

The agents who had sales of property advertised to take place by the auction method did not have much trouble in mustering good crowds to attend their public sales, but they did realize some little difficulty in getting what they regarded as perfectly satisfactory prices for all of the realty they had to offer.

However, in the main, the auction sales were fairly satisfactory, and only in a few instances was the property offered under the hammer taken in. Some of the speculators who attend these sales and make purchases are well pleased with their deals, and at the same time the sellers are satisfied with the last bid that was made.

Far Away Grove Avenue.

Some of the good sales of the week were made on what used to be known as the old Grove Road, now better known as Grove Avenue. In the far west. This avenue west of the Soldiers' Home is looming up as a most desirable location for quiet homes. Investors have recently purchased acreage out there and cut the same up into lots of the right size, and these are finding ready takers among the home builders. Many of these lots run through from Grove Avenue to Hanover Street, and thus the purchaser gets two fronts in one lot, and can build on one lot, if he wants to, and hold the other end for speculative purposes.

A large part of this Grove Avenue frontage has already been disposed of, as Messrs. Green & Reed have for several months past been handling these lots, and they have not failed to let investors know about their advantages. The past week they sold 140 feet on Grove Avenue for the record price of \$50 per front foot. In every case the purchasers intend to build as rapidly as conditions will permit. The sinking of gas, water and sewerage pipes in this part of the newly annexed territory has created a demand for lots, and the setting out of shade trees and the making of sidewalks have added largely to the interest.

Auction Sales This Week.

A large number of interesting auction sales are announced for this week. Among them may be mentioned the following:

To-morrow at 6:30 P. M., E. A. Catlin will sell the premises No. 614 North Harrison Street.

At 6 o'clock to-morrow afternoon, N. W. Bowe & Son will sell No. 1124 North Twenty-fifth Street, and also the adjoining building lot.

Tuesday afternoon at 6 o'clock, J. B. Eam & Co. will sell the valuable property, No. 109 West Clay Street. This is not only valuable land, but it is historic property.

At 6:30 Tuesday afternoon, E. A. Catlin will sell two tenement dwellings, Nos. 313 and 315 North Twenty-second Street.

At 5:30 on Wednesday afternoon, McVeigh & Quinn will sell the handsome corner brick residence, No. 400 North Lombardy Street.

At 6 o'clock Tuesday afternoon, W. B. Pizzini Company will sell a desirable brick dwelling on the southeast corner of Williamsburg Avenue and Elm Street.

In the Suburbs.

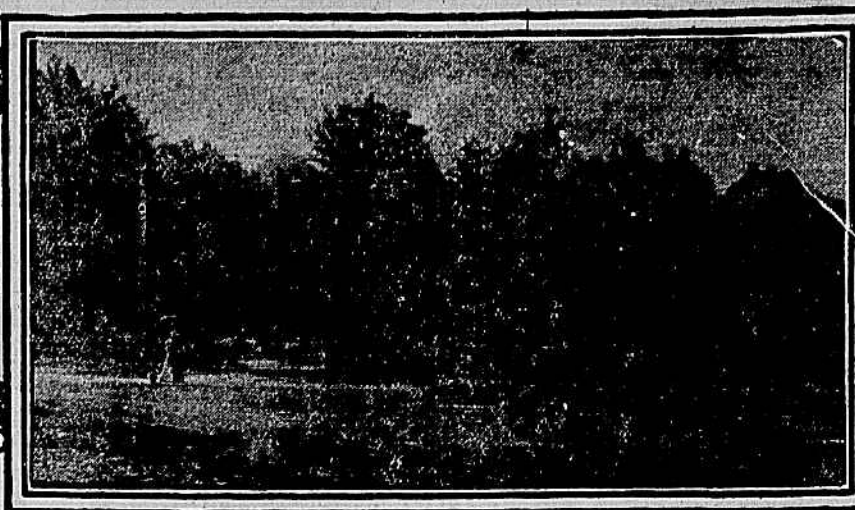
The real estate agents who handle suburban property report business fairly good, even if the dull midsummer season is at hand. The Henflo Realty Company has made not a few good sales in Barton Heights and nearby suburbs. Highland Park is doing well, and the men who own Chestnut Hill, Northside and Glinter Park property, are holding for the big profits which

(Continued on Seventh Page.)

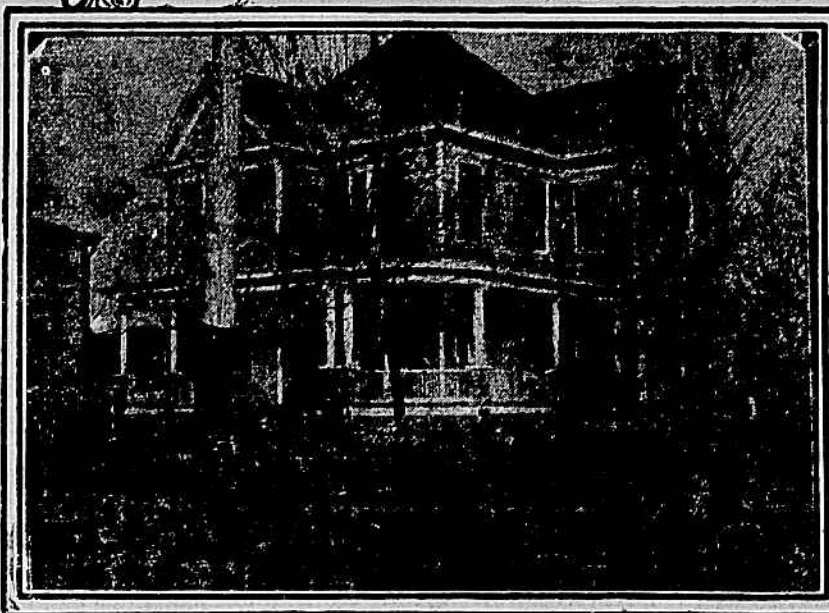
SOME OF THE ATTRACTIONS OF GROWING TOWN OF FARMVILLE



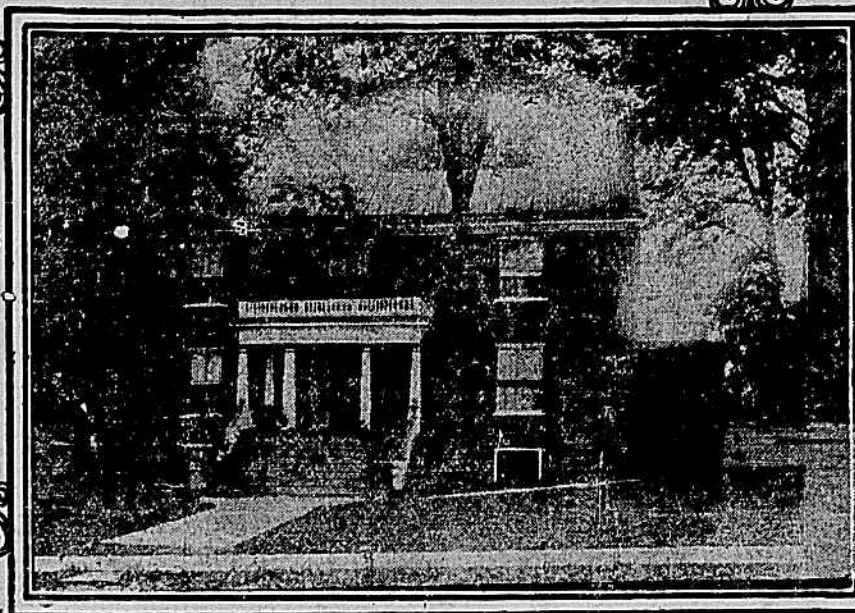
HAMPDEN-SIDNEY COLLEGE



THE 'NORMAL' IN SUMMER ATTIRE



THE YARLAND RESIDENCE



THE DUVALL RESIDENCE

WILL GIVE BAZAAR FOR ENGINE FUND

Good Women of Ashland to Help Raise Funds for Adding to Equipment.

CITY COUNCILMEN QUALIFY

New Officials Ready to Enter Upon Their Duties—Great Activity in Building.

VIRGINIA CROPS FOR FORTY YEARS

Some Interesting Facts About Production of Corn and Other Cereals in Four Decades.

MANY MILLIONS EVERY YEAR

Value of the Corn and Wheat Grown in the State Each Year Greater Than Supposed.

ASHLAND, VA., July 11.—The ladies of Ashland are lending their efforts in behalf of the fire company, and will on the 16th and 17th hold a bazaar and carnival in the town park for the purpose of raising money with which to purchase a new engine and equipment necessary. They have arranged for a band from Richmond, which will enter the park on the 16th, and will be brilliantly illuminated with electric lights, using the streamers which made Broad Street so bright during the exposition. The auditorium has been tented for the committee for use in case of inclement weather. Several of the citizens have tendered their automobiles for runs around the town. There will be a pony pen for the children.

The Richmond and Chesapeake Bay Railway Company will run extra cars during the two days, and the Virginia Light and Power Company will give the electric current for lighting purposes. A number of handsome donations from Richmond merchants have already been received, and many more are promised.

The company, which is to be the beneficiary, has for years done splendid work with the pump engine it now has. Their efforts have been on several occasions rewarded by the insurance companies doing business here, and by citizens who appreciated the excellent work done. The town has grown so fast lately that the fire equipment in use is not sufficient, hence this good work by the women of Ashland to raise funds for further equipment.

Messrs. C. W. Crow, S. J. Doswell, Charles Stebbins, G. F. Delarue, W. S. Brown, D. B. Cox and E. W. Newman, who were elected members of the Town Council for two years from September 1st, have all qualified and filed their oaths with the clerk of the Circuit Court of Hanover. The Council elects a mayor, treasurer and clerk. Sergeant Trevillian has also qualified.

D. B. Cox, Esq., chairman of the Building Committee of the Town Council, reports that the number of buildings for which permits have been asked is for beyond any previous record. Eight new residences are now under construction. Some twenty-odd have been built this year.

Real estate is changing hands every day. The Macmurdoo corporation has a force of men at work laying several hundred yards of granite pavement on the property. Sewerage and water pipes are to be laid, and in a short time they will be put on the market. They are among the best in Ashland.

To Hold Farmers' Institute. WASHINGTON, N. C., July 11.—Dr. Tait Butler, State Veterinarian and Director of Farmers' Institutes, accompanied by one member of the national Department of Agriculture, will hold a farmers' institute in this city on Saturday, August 15th, for the benefit of the farmers in Beaufort county and vicinity. A large number of farmers from all over the county are expected to attend, and much good to the farmers is expected as a result of these institutes.

Times-Dispatch Bureau, Munsey Building, Washington, D. C., July 11. Virginia produced 1,234,789,768 bushels of corn in the forty-year period from 1868 to 1906, inclusive. The value of the corn grown in this period was \$616,981,487. This great crop of corn was grown on 64,857,998 acres.

The average yield of corn in Virginia during the last forty years was 19.93 bushels per acre. The smallest crop of corn grown in Virginia in the forty years indicated was that of 1869, when the yield was only 17,500,000 bushels, but the crop of 1878 was the least valuable, being estimated at only \$7,810,373. The crop of 1906 amounted to 45,158,523 bushels and was estimated to be worth \$24,852,938.

Virginia is not classed as a great wheat-growing State, yet she has produced a great deal of the cereal in the past forty years. The total amount of wheat grown in Virginia in the forty-year period from 1868 to 1906, inclusive, was 284,262,769 bushels. Over 250,000,000 bushels of wheat would fill a pretty big bin.

The value of the wheat grown in Virginia in the past forty years was \$124,555,760. As will be seen, this was slightly in excess of an average price of \$1 per bushel.

The total number of acres sown to wheat in Virginia in this forty-year period was 32,109,341. The average yield of wheat in Virginia for the past forty years has been about 8.3 bushels per acre.

The heaviest crop produced in Virginia was that of 1898, when the yield was 10,325,112 bushels, valued at \$7,012,234. But the crop of 1879, although amounting to only 8,851,530 bushels, was the most valuable in the history of the State, its value being estimated at \$13,241,176.

The smallest crop was the one of 1869, the year following the war, which amounted to but 1,331,364 bushels, but it was valued at \$8,544,414.

The foregoing figures are based on those just issued by the Department of Agriculture. The department figures were not digested and the above are results obtained by The Times-Dispatch correspondent.

Find the Business Good.

(Special to The Times-Dispatch.)

SALTVILLE, VA., July 11.—There was a meeting of the stockholders of the Southern Gypsum Company a few days ago at their plant on the North side. The directors present from a distance were Mr. Charles Hull, Esq., of Chicago, who is secretary and treasurer of the company, and Mr. Samuel Topitt, a prominent attorney who practices his profession in the same city. Dr. F. A. Winder, president, and A. J. Tisdine, vice-president, and a host of others were present. It is reported that the company is doing a good business, and the stockholders are very much gratified with the prospect of the future. The company has been in business for some time and they have been in business for some time.



THE JARMAN RESIDENCE

CITY ALMOST AS LARGE AS ISLAND

Chincoteague City Incorporated With Good Population and Much Wealth.

[Special to The Times-Dispatch.] ONANCOCK, VA., July 11.—A large part of Chincoteague Island has been incorporated under the name of Chincoteague City. The newly-elected Mayor and Council entered upon their duties July 1st. The population of the territory included in the corporation limits is about 2,600, and represents considerable wealth.

Mr. George T. Mapp, who has been in the real estate business for many years, has been elected Mayor. He has a large number of young people of great promise. Some of the farmers of this section have tried early tomatoes this year and have found the crop very profitable. Mr. J. Norman Bissett, from about one acre has already received net proceeds of \$500, and is still shipping. The plants are raised under glass, but the crop otherwise is no more trouble than the late planting for canning purposes.

The shipments of Irish potatoes still continue in large quantities, and the price remains high. The shipment from Accomac and Northampton this year will exceed 500,000 barrels.

COAL CONTRACTS SHOW GOOD TIMES

The recent awarding of several large coal contracts in this city is significant of better times, since the coal trade, as well as the steel trade, is a good business barometer.

The Atlantic States Coal and Coke Company, of Richmond, were given the contract for supplying the R. F. & P. Railroad with 70,000 tons of fuel coal at this point, and the same company received a like contract from the A. J. Railroad for 50,000 tons, as well as the Virginia-Carolina Chemical contract for 40,000 tons. The wheels of business must turn merrily when coal is burned in large quantities.

ROAD SUPERINTENDENTS CHOSEN IN SPOTSYLVANIA

[Special to The Times-Dispatch.]

SPOTSYLVANIA, VA., July 11.—The county board of supervisors of the county this week elected the superintendent of public roads under the new road law for the county, and those chosen are as follows: Courtland District, George H. Morrison; Chancellor District, Bowen Embrey; Berkeley District, L. G. Maddox; Livingston District, Marmaduke J. Lacy.

IS BANNER COUNTY FOR GOOD ROADS

Bedford Increasing the Force Employed in Maintenance of Her Thoroughfares.

BEDFORD CITY, VA., July 11.—Bedford is one of the banner counties of the State in the matter of road improvement. For fifteen years or more, convict labor has been employed with very satisfactory results for road work.

A resolution was made this week by the committee on public roads of the county Board of Supervisors for an additional force of twenty-three convicts to supplement the force already at work in the county. Bedford made an appropriation of \$3,000 for the maintenance of the roads, which was made conditional that the county convict road force should not be decreased or withdrawn. There are more than forty convicts now employed on the Bedford roads, but these are employed by the State, and are not a part of Bedford's quota.

While it is true that earth roads are not permanent, and mean, in a measure, going over pretty much the same work each year, Mr. J. D. Keeler, the commissioner of roads for this county, maintains that the grading and draining that is now being done throughout the county will be permanent, and make a very material difference in the labor of hauling. His idea is to improve to the fullest extent our great public thoroughfares by grading to the lowest possible average, thorough draining wherever necessary, using pipes to carry the water, and wherever the conditions are very bad, using crushed stone, even if only for a short distance each year, until in time a greater permanence be given the roads than they have ever had. He believes these four improved roads would be within an average distance of five miles of every farm; therefore necessary to every farmer for marketing his tobacco and other products.

The crops have rarely been so fine; fruits and vegetables are in great abundance, and it is believed that not since the Civil War has the agricultural population been so prosperous. Good roads would be a most important factor in marketing all products and conducing to rural sociability.

Large Profit in Potatoes.

WILLIAMSBURG, VA., July 11.—The early Irish potato crop has about all been shipped. One trucker near Tanno is said to have netted from \$15,000 to \$20,000 this season, and others have done as well in proportion to crop.

GROWING COTTON IN SOUTH AFRICA

Frank Carpenter Finds an American Managing a Large Experimental Farm.

PORTUGUESE FOR GOLD MINES

Chief Source of Labor Supply for the Mines of the Transvaal. Old Contract System.

BY FRANK G. CARPENTER. [Special Correspondence of The Times-Dispatch.]

Portuguese East Africa. Away out here in the jungle, in the miasmatic lowlands back of the Indian Ocean, about two thousand miles northeast of Cape Town, in the heart of Portuguese Africa, I find an American managing a cotton plantation. He is employed by the Rhodesia Company, and he has set out a tract of about 500 acres along the line of the railway, which runs from Beira to Bulawayo. His work is entirely experimental. He has many laborers on each side of his tracks, and it hopes to develop a great cotton industry in the Portuguese possessions.

The cotton is now two months old, and it is already knee high. The plants look thrifty, and the fields are as clean as a garden. They are watched day and night to keep out the rhinoceroses and hippopotami, and during the rainy season one has to be careful not to step on the cotton bolls, for fear of losing a leg to a hungry crocodile.

I have had a long talk with the manager, his name is Stillson, and he comes from Meridian, Miss. He tells me that one of the chief dangers is from the wild beasts. The country has many lions, and his men killed a young leopard with their hoes the other day. The leopard was asleep, and they sneaked up on him and sunk their mattocks into his brain. Mr. Stillson says that the tracks the hippopotami make are each as big around as a dinner plate, and that if he got into the fields they ruin the plants.

Cotton in South Africa.

I talked with this man as to the prospects of raising cotton in this part of the world. He tells me that there is a vast deal of available land, both in this region and farther south. Some cotton has been grown on the Maputo River, not far from Lorenzo Marques, and experiments are being made in other parts of Portuguese East Africa. The cotton raised here at Bambao Creek has a longer fibre than that from the same seed when grown in America. Mr. Stillson is experimenting with our cotton and with Egyptian cotton. He uses a steam plow to break up the ground, and then runs American cultivators over the cotton that is now grown here. The plants ripen at different times, and the Egyptian cotton later than the American cotton. The picking season continues throughout the summer.

I understand that the Mozambique Company, which controls this great territory, has sold 5,000 acres of land to a syndicate in the province of Mozambique, and that this syndicate intends to raise cotton upon it. The land is to be irrigated and tramways are already being built on the plantation. Grain and motor plows are to be imported and the estate will have the most up-to-date of labor-saving appliances.

An Old Contract Labor System.

During my talk with Mr. Stillson I asked him some questions as to the men who work his plantation. Said he: "We use the negroes, and hire them through the Mozambique Company. This company has control of the natives."

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PRINCE EDWARD IS SETTING THE PACE

People Taking Advantage of Favorable Conditions and Doing Great Hustling.

GOOD ROADS NOW THE WATCHWORD

New Methods in Farming—Raw Material for Factories of Various Kinds—An Educational Centre—Farmville Leading Town of Former "Black Belt."

BY FRANK S. WOODSON, Industrial Editor.

FARMVILLE, VA., July 11.—Prince Edward county, of which Farmville is the capital is so well known to the Virginia readers of the Times-Dispatch as to require nothing in the way of a historical review. It is one of the elder group of the subdivisions of the Old Dominion, having been formed from Amelia county in the year 1753, and named for the then Prince of Wales. The county figures extensively in the history of the State, having furnished many statesmen, of note and numerous soldiers whose names are high up on the roll of fame.

The county is about twenty-five miles long and a fraction over twelve miles in width, having an area of something like 245 square miles, and it may be added that they are 345 square miles of as good land as is to be found anywhere in the State of Virginia, or anywhere else, as far for that matter. The surface is rolling, but every mile, nearly every acre is level enough to admit of the advantageous and profitable use of all manner of improved farm machinery.

The farmers of the county who used to have so much negro labor as to make them ignore machinery have within the past decade, more particularly within the past five years, become very large buyers of improved farm machinery, and they have done well to do so. It has made them independent of the shiftless labor they had to contend with. Whether it be due to the use of machinery, to the reading of books or to better work, or to all three combined, it is true that the agriculturists of this splendid old county have made more money in the last decade than they have in all the years since the close of the war between the States combined.

Productive Lands Made to Produce. A Prince Edward county farmer who is in debt and pulling out a mortgage on his farm in a rare old doubt if there are a half dozen white farmers in the county who owe more money to-day than they are able to write a check for on the shortest notice.

The soil of the county is somewhat varied, there being gray, chocolate and red loams, and much sandy land, all being backed with a strong red clay subsoil. These lands are well adapted to all of the products so well known in Virginia.

Tobacco yields from 300 to 1,000 pounds per acre; wheat, eight to thirty bushels; corn, ten to fifty bushels; oats, ten to thirty bushels; potatoes, fifty to 300 bushels; and a large number of other crops. The legumes also produce well. But tobacco is the most profitable industry—the soil and climate being peculiarly adapted to it. The grasses, clover, timothy, red top, or hard grass, are also profitably grown.

While it may not be said that this is a natural grazing country, the fact is that for the past forty years farmers have been giving special attention to grasses and now as fine a crop of sheep may be found grazing prospering in Prince Edward as in any county of the State. Sheep-raising especially has been made very profitable.

There is no county in the State in which vegetables flourish better. This is especially true of the lands immediately around Farmville. Some years ago a cannery was established here, and it prospered for several years. The business management was not altogether just what it might have been or it might be prospering now. However, it did a good work in that it created a market here for tomatoes and other vegetables, and the farmers can make something for a money crop other than tobacco. They found good money in tomatoes, cucumbers, peas, sweet corn, etc. Another and larger cannery has been established and is doing an even greater work along the line of diversifying the efforts of the farmers than the old one did.

There is an opening here for even more and larger canneries, and they will doubtless be established in the near future. A pickle factory in Farmville would find a plenty of the raw material to work upon if it were known a season in advance that one is to be established.

Minerals and Timbers.

The minerals around Farmville, and, in fact, all over the county are iron, mica, copper, kaoline, coal and the building stones. These are so far undeveloped, but that all of them exist in paying quantities may be readily proven when the capital and enterprise unite to bring them to the surface. I gave an account two weeks ago in the Industrial Section of The Times-Dispatch of the wonderful success of the Dominion State Mines Corporation, a company, which under the general management of Mr. G. G. Matchett, is mining in this county. The corporation is for the present confining its efforts to the mining and preparing for market of feldspar, a stone that is regarded very highly by the pottery makers, and is used for making and glazing pottery.

While the corporation is making a good thing of the feldspar, it is not content to stop there, for it has found upon its 1,000 acres of mineral

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